THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251052537

Karen Johnson Davidson County
Batch # 1348960 DEEDWARR
11/20/2025 02:07:25 PM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20251120-0092886

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $485,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of November, 2025.

Notary Public
My Commission Expires:

ELIZABETH ANNE MINGUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 02, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Belser 2005 Stokes Lane Nashville TN 37215	~~New Owner~~ Legacy Home Loans dba Steadfast Mortgage 408 Highway 76 White House, TN 37188	Tax Parcel ID No. 117 07 0M 037.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **AKCAB, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Belser, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain condominium apartment situated within Davidson County, Tennessee, being Unit 2005, and the appurtenant interest in the common elements of FAIRSTED PARK CONDOMINIUMS, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed for FAIRSTED PARK CONDOMINIUMS, of record in Instrument No. 20021121-0145225; as amended in Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee. Said Unit being depicted on the site-plan attached as exhibit to said Master Deed, as amended. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of FAIRSTED PARK CONDOMINIUMS, provided in said Master Deed, as amended, together with the By-Laws appended to said Master Deed, as amended, the aforementioned site-plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to AKCAB, LLC, a Tennessee limited liability company, by Quitclaim Deed from Andrew Benjamin Kautz and Kelly Rich Kautz, Trustees of the P2831 Trust dated October 9, 2019, of record in Instrument No. 20231128-0091719, in the Register's Office of Davidson County, Tennessee, dated November 10, 2023 and recorded on November 28, 2023.

Being the same property conveyed to Andrew Benjamin Kautz and Kelly Rich Kautz, Trustees of the P2831 Trust dated October 9, 2019, by Warranty Deed from Nayna S. Shah, of record in Instrument No. 20191021-0107437, in the Register's Office of Davidson County, Tennessee, dated October 11, 2019 and recorded on October 21, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF WOMAN'S CLUB OF NASHVILLE, as recorded in Plat Book 6200, Page 383.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing FAIRSTED PARK CONDOMINIUMS of record in Instrument No. 20021121-0145225, as amended in Instrument No. 20030328-0041138; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions recorded in Book 9619, Page 112.

This is improved property located at 2005 Stokes Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of November, 2025.

AKCAB, LLC, a Tennessee limited liability company

BY: _____
Kelly Kautz, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly Kautz, with whom I am personally acquainted, and who acknowledged themselves to be the Managing Member of AKCAB, LLC a Tennessee limited liability company, the within named bargainer, and that they as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Managing Member.

Witness my hand, at office, this 14th day of November, 2025.

_____
Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-09-2026